159.0	0002	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,198,500 /	1,198,500
					USE VALUE:	1,198,500 /	1,198,500
					ASSESSED:	1,198,500 /	1,198,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JORDAHL THOMAS E
Owner 2:	JORDAHL LAUREN J
Owner 3:	
Street 1:	134 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TIMPERIO NICOLAS/TRUSTEE -
Owner 2:	WACHUSETT REALTY TRUST -
Street 1:	134 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 3192 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	715,100	400	483,000	1,198,500
Total Card	0.207	715,100	400	483,000	1,198,500
Total Parcel	0.207	715,100	400	483,000	1,198,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.47 | /Parcel: 375.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	715,100	400	9,000.	483,000	1,198,500	1,198,500	Year End Roll	12/18/2019
2019	101	FV	551,600	400	9,000.	483,000	1,035,000	1,035,000	Year End Roll	1/3/2019
2018	101	FV	564,200	0	9,000.	407,100	971,300	971,300	Year End Roll	12/20/2017
2017	101	FV	564,200	0	9,000.	372,600	936,800	936,800	Year End Roll	1/3/2017
2016	101	FV	564,200	0	9,000.	317,400	881,600	881,600	Year End	1/4/2016
2015	101	FV	552,100	0	9,000.	276,000	828,100	828,100	Year End Roll	12/11/2014
2014	101	FV	552,100	0	9,000.	255,300	807,400	807,400	Year End Roll	12/16/2013
2013	101	FV	552,100	0	9,000.	242,900	795,000	795,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12379

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIMPERIO NICOLA	45179-381		5/13/2005		859,900	No	No		
MAGLIANO NICHOL	43529-273		8/18/2004	Change>Sale	649,000	No	No		
	13736-400		7/1/1979		75,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2010	2301	Manual	5,000					REPL SLIDING DOOR
2/29/2008	165	Manual	20,000			G9	GR FY09	basement playroom
9/14/2004	863	New Buil	150,000			G6	GR FY06	NEW 2.5 STY SF 2 C
9/1/2004	811	Demoliti	6,700					demo of existing h
11/15/2002	971	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	Inspected	CC	Chris C
6/12/2018	MEAS&NOTICE	BS	Barbara S
3/6/2009	Meas/Inspect	163	PATRIOT
12/8/2008	Measured	294	PATRIOT
11/25/2005	MLS	HC	Helen Chinal
5/23/2005	MLS	BR	B Rossignol
2/28/2005	Inspected	BR	B Rossignol
1/6/2005	MLS	MM	Mary M
12/30/1999	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	7									483,002				G6	1.	483,000	

Total AC/HA: 0.20661 | Total SF/SM: 9000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,002 | Spl Credit | Total: 483,000

PRINT

Date	Time
12/11/20	02:28:22

LAST REV

Date	Time
08/09/18	13:39:28

apro

User Acct: 105371

GIS Ref:

GIS Ref:

Insp Date: 07/31/18

!12379!

USER DEFINED

Prior Id # 1:	105371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04893613
Const Adj.:	0.99594003
Adj $ / SQ:	130.585
Other Features:	125619
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	724538
Depreciation:	9419
Depreciated Total:	715119

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 5				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

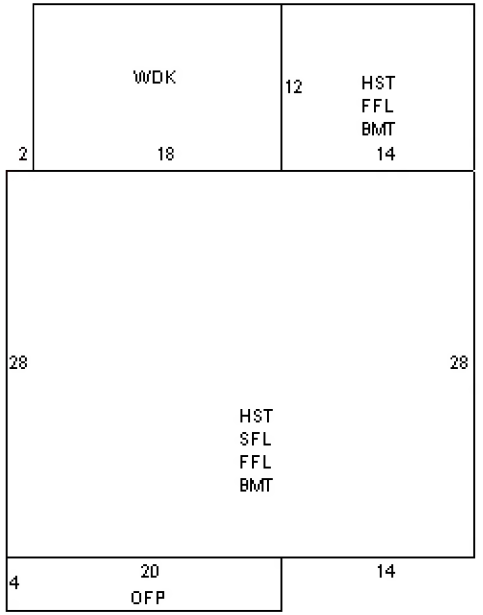
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.68
Special Features:	0	Val/Su Net:	176.66
Final Total:	715100	Val/Su SzAd	271.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	62.680	70,202
FFL	First Floor	1,120	130.580	146,255
SFL	Second Floor	952	130.580	124,317
HST	Half Story	560	130.580	73,127
WDK	Deck	216	10.590	2,287
OFP	Open Porch	80	36.970	2,958

Net Sketched Area:	4,048			Total:	419,146
Size Ad	2632	Gross Are	4608	FinArea	3192

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2006	0.00	T	10.4	101						
19	Patio	D	Y	1	6X12	A	AV	2006	6.00	T	10.4	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400